093.0	0007	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,000 / 650,000
					USE VALUE:	650,000 / 650,000
					ASSESSED:	650,000 / 650,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LI JINGYAO
Owner 2:	LIN DONGDONG
Owner 3:	
Street 1:	18 CHATHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LI LINGHUI & -
Owner 2:	ZENG QIANG -
Street 1:	18 CHATHAM ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,039 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5039.000	250,200		399,800	650,000
Total Card	0.116	250,200		399,800	650,000
Total Parcel	0.116	250,200		399,800	650,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.95 | /Parcel: 328.9

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 61060

GIS Ref

GIS Ref

Insp Date 06/13/18

!7680!

PREVIOUS ASSESSMENT

Parcel ID 093.0-0007-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	250,300	0	5,039.	399,800	650,100	650,100	Year End Roll	12/18/2019
2019	101	FV	210,100	0	5,039.	405,500	615,600	615,600	Year End Roll	1/3/2019
2018	101	FV	210,100	0	5,039.	302,700	512,800	512,800	Year End Roll	12/20/2017
2017	101	FV	210,100	0	5,039.	274,200	484,300	484,300	Year End Roll	1/3/2017
2016	101	FV	210,100	0	5,039.	262,700	472,800	472,800	Year End	1/4/2016
2015	101	FV	197,200	0	5,039.	222,800	420,000	420,000	Year End Roll	12/11/2014
2014	101	FV	197,200	0	5,039.	211,300	408,500	408,500	Year End Roll	12/16/2013
2013	101	FV	197,200	0	5,039.	201,100	398,300	398,300		12/13/2012

PRINT

Date	Time
12/10/20	22:17:43

LAST REV

Date	Time
11/02/20	08:28:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LI LINGHUI &,	72366-100	1	3/22/2019		690,000	No	No		
HASLETT JACQUEL	65234-72		4/17/2015		520,000	No	No		
	13698-453		5/1/1979		56,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/26/1993	45	Manual	3,800					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
5/3/2016	Sales Review	PT	Paul T
3/18/2009	Inspected	372	PATRIOT
1/9/2009	Measured	372	PATRIOT
2/1/2000	Mailer Sent		
1/27/2000	Measured	263	PATRIOT
3/3/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	61060
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5039		Sq. Ft.	Site		0	70.	1.13	5									399,819						399,800	

Total AC/HA:	0.11568	Total SF/SM:	5039	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	399,819	Spl Credit		Total:	399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	8 - Plyw Panel	35	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33448505
Const Adj.:	0.98590136
Adj $ / SQ:	138.145
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339972
Depreciation:	89753
Depreciated Total:	250219

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

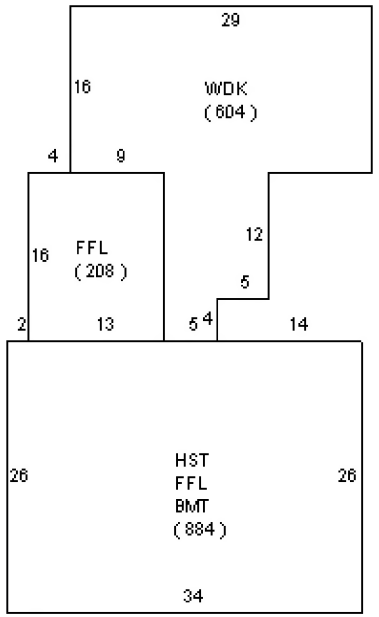
No Unit	RMS	BRS	FL
	7	3	
Totals			
0			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.15
Special Features:	0	Val/Su Net:	82.79
Final Total:	250200	Val/Su SzAd	163.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	138.150	150,855
BMT	Basement	884	48.070	42,498
WDK	Deck	604	7.550	4,559
HST	Half Story	442	138.150	61,060

Net Sketched Area:	3,022		Total:	258,972	
Size Ad	1534	Gross Are	3464	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

093.0-0007-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	